

FOR LEASE

Various professional office suites available in the Coho Building, located directly across the street from the Lancaster County Courthouse and next to the Hamilton Club.



Marisa Benjamin
Cell: 717.615.1665
marisa@truecommercial.com

For More Information Call: 717.850.TRUE (8783) | 1018 N. Christian St. Lancaster, PA 17602 | www.TRUECommercial.com

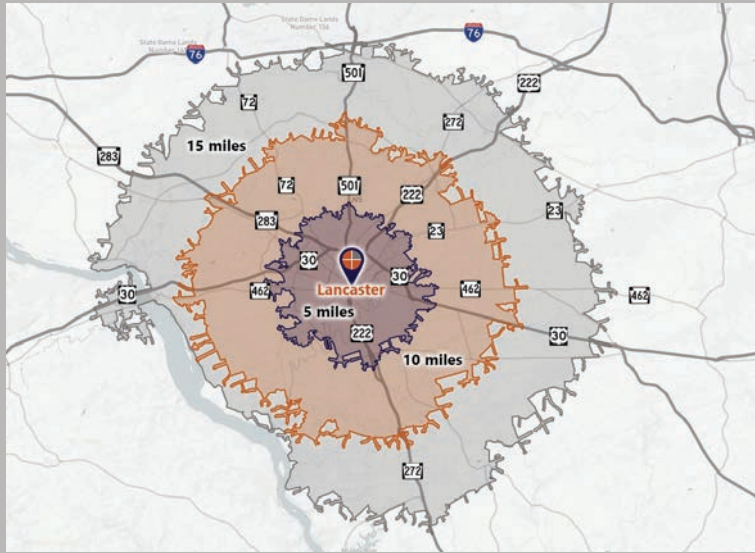


COHO PROFESSIONAL OFFICE SUITES

DEMOGRAPHICS

Variable	53 N. Duke St. Lancaster, PA		
Travel Distance from Site	5 miles	10 miles	15 miles
Total Population	151,084	289,621	428,598
Population Density (Pop per Sq. Mile)	2,965.1	1,309.8	898.2
Total Daytime Population	175,557	309,804	435,508
Daytime Population Density (Pop per Sq. Mile)	3,445.4	1,401.1	912.7
Total Households	59,413	111,306	165,040
Population: Compound Annual Growth Rate 2023-2028	0.22%	0.24%	0.17%
Per Capita Income	\$38,840	\$42,287	\$40,581
Average Household Income	\$98,862	\$109,435	\$104,992
Total (SIC01-99) Businesses	7,061	11,941	17,202
Total (SIC01-99) Employees	117,862	187,354	250,610
Banks (SIC60-61) Business	156	220	286
Legal Services (SIC81) Business	189	233	272
Finance/Insurance/Real Estate (SIC60-67) Business	827	1,168	1,454

Travel Distance from Site



PROPERTY & MARKET OVERVIEW

Superior location situated immediately adjacent from the Lancaster County Courthouse and beside the Hamilton Club. The Coho Office Building offers office suites ranging in sizes from 134± SF to 5,000± SF. This is a great location for law offices, mental health professionals, insurance office, staffing/employment office, title company, engineering office, architectural firm, call center, massage therapy, and many other great professional uses. The area has many great benefits with an abundance of shopping and dining destinations in downtown Lancaster.

Property is equipped with many great features such as, elevator access to all floors in the building, and upon entering the building a common lobby accessible from the Duke St. entrance. There are common area restrooms on each floor, bicycle storage located on the first floor, and file storage available in the basement. The building is one (1) block south of the Duke Street Parking Garage. There is a private parking lot and indoor parking garage on-site that may have spaces available (*inquire for further details*).

Lease terms are flexible. Tenant pays phone, cable and internet. Some suites include electric.

PROPERTY DETAILS

- Total Building Size:.....36,000 SF
- Lease Rate:.....Negotiable
- Lease Terms:.....Negotiable
- Zoning:.....Central Business District
- Land/Lot Size:.....0.46 Acres
- Parking:.....Indoor Parking Garage - 20 spaces, Exterior On-Site - 13 spaces, & Street Parking
- Year Built/Renovated:.....1880/1993
- Elevators:.....Passenger & Freight Elevators
- Sprinklers:.....Yes
- Electric:.....220 volt, 3-phase
- Construction:.....Masonry/Brick

- Heating:.....Heat Pump, Gas
- Cooling:.....Central Air
- Water/Sewer:.....Public

SUITES AVAILABLE

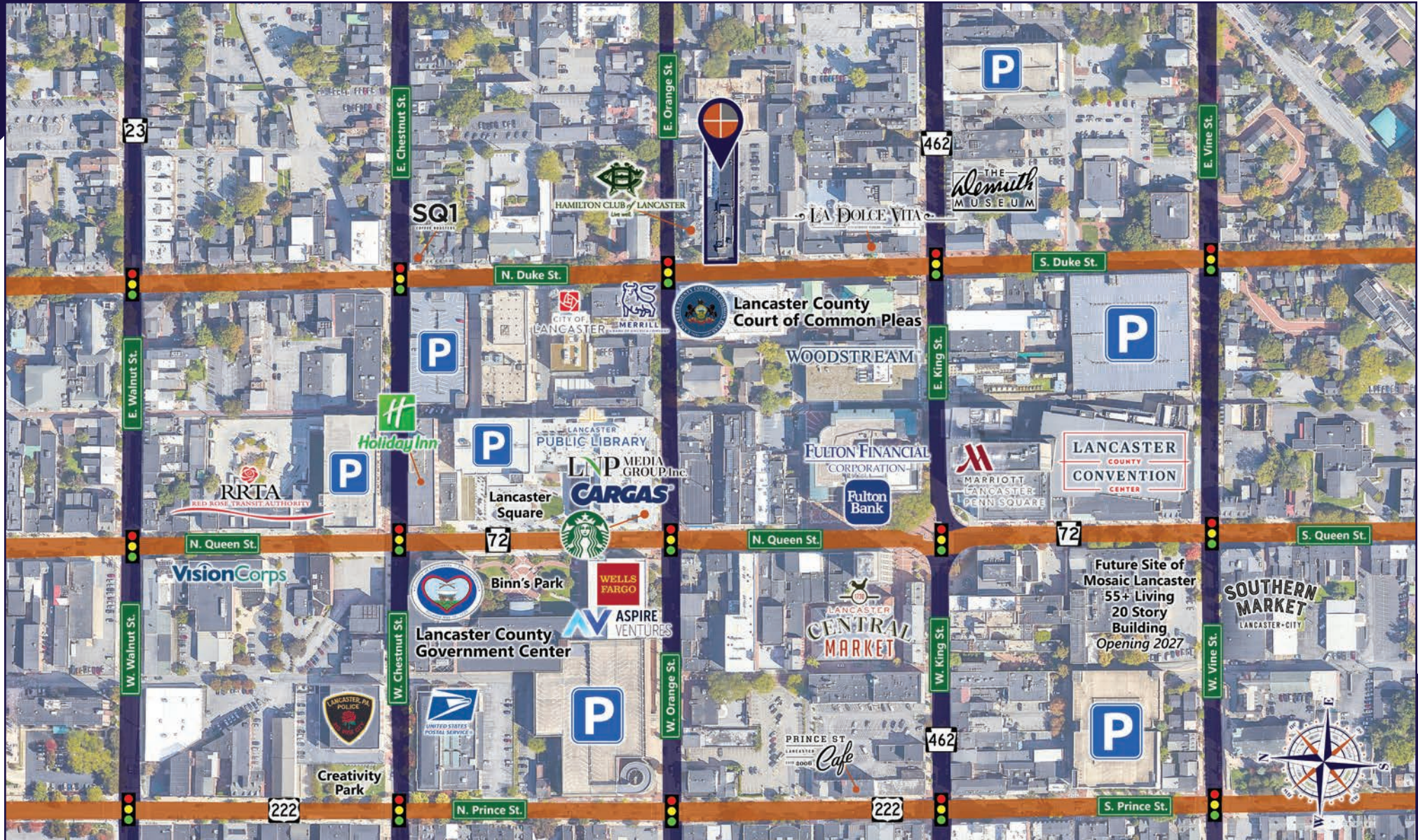
LOCATION	SUITE #	SQ. FT.
First Floor	Suite 4 C	142 ±
Third Floor	Suite 304	805 ±
Third Floor	Suite 315	1,014 ±
Third Floor	Suite 320	TBD
Third Floor	Suite 320A	198 ±
Third Floor	Suite 320B	308 ±
Third Floor	Suite 320C	165 ±
Third Floor	Suite 320D	134 ±

TRAFFIC COUNTS

- N. Duke St.:.....8,989 VPD
- E. Orange St.:.....9,628 VPD
- E. King St./Route 462:.....7,650 VPD



ESTABLISHED REGIONAL AREA MAP

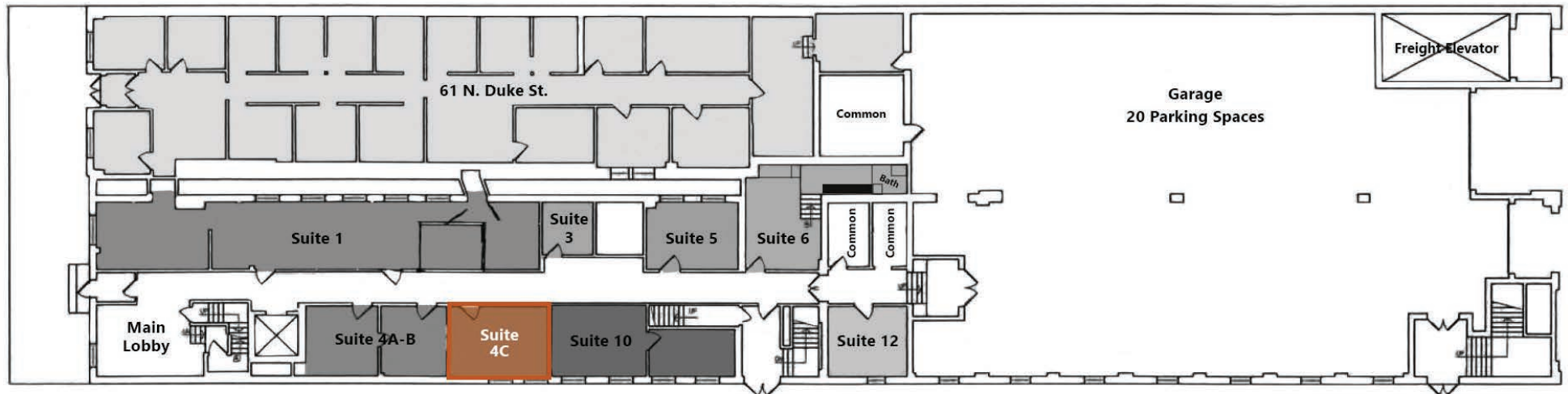


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FIRST FLOOR & BASEMENT FLOOR PLANS



First Floor Plan

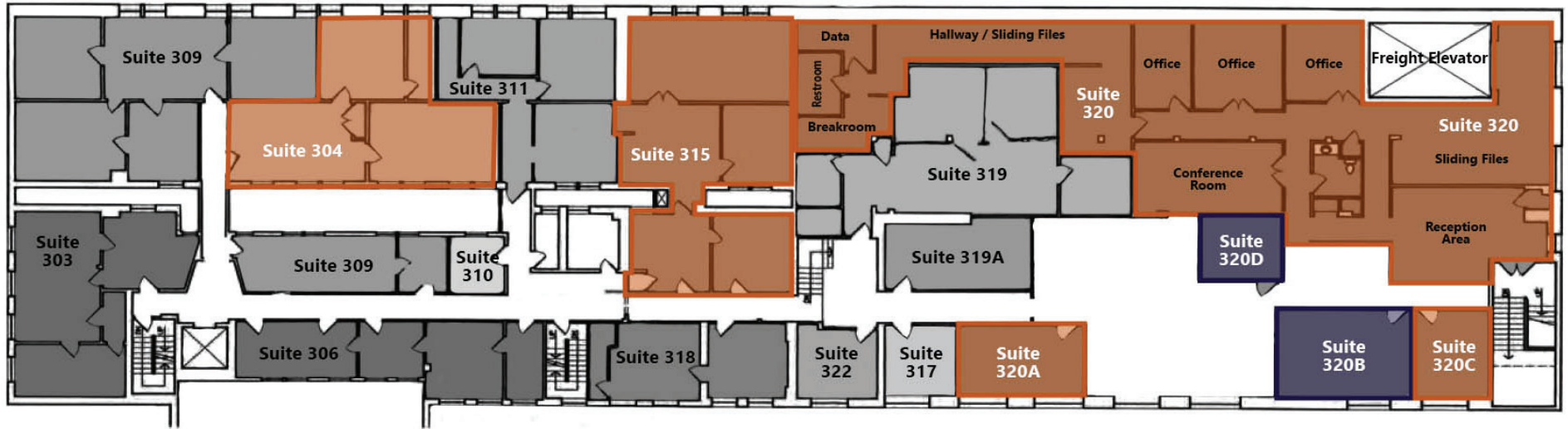


Basement Floor Plan

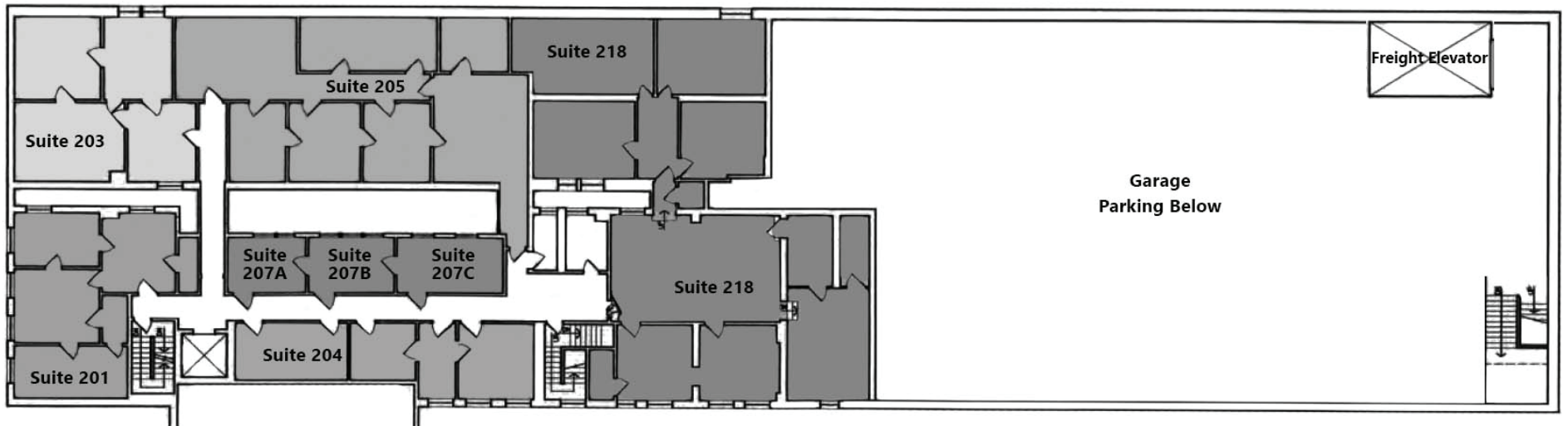
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SECOND & THIRD FLOOR PLANS



Third Floor Plan



Second Floor Plan

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EXTERIOR & COMMON AREA PHOTOS



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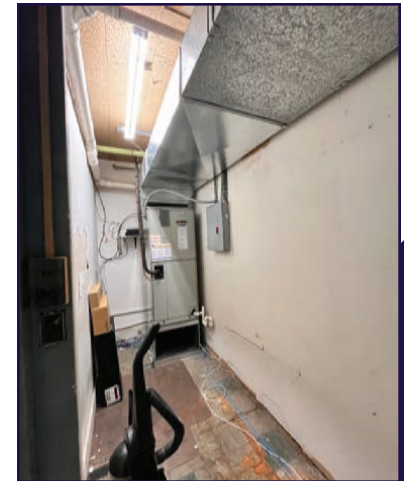


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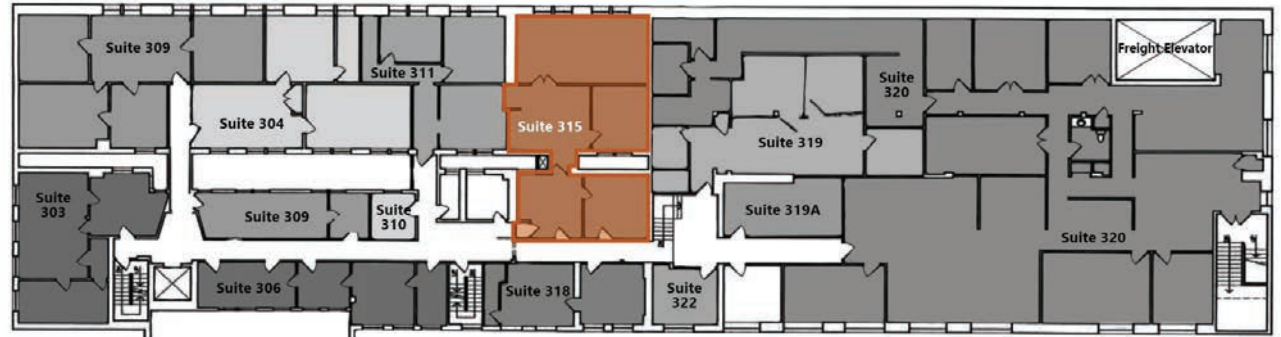
Located near Elevator



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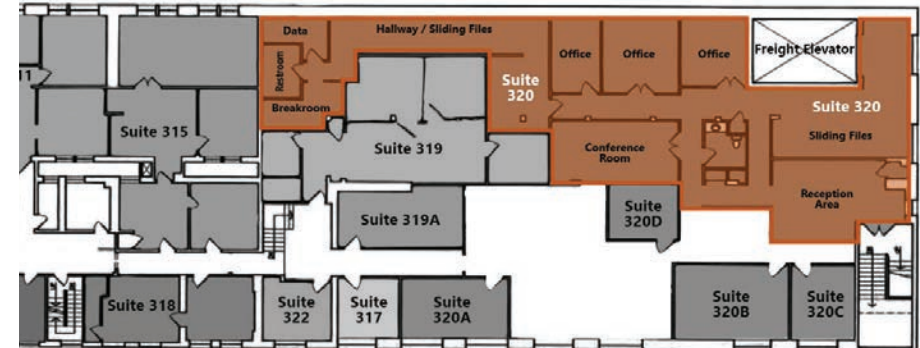
1,014± SF Interior Office Suite
Waiting/Reception Area
Two (2) to Three (3) Private Offices
Bullpen/Conference Room



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- Reception Area
- Private entrance from parking lot
- Multiple Private Offices
- Conference Room & Data Room
- Sliding File Storage Areas
- Private In-Suite Restrooms
- Kitchen / Breakroom
- Access to the Freight Elevator



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SUITE 320A | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 198 SF
- One (1) Room Suite
- Lots of Natural Light



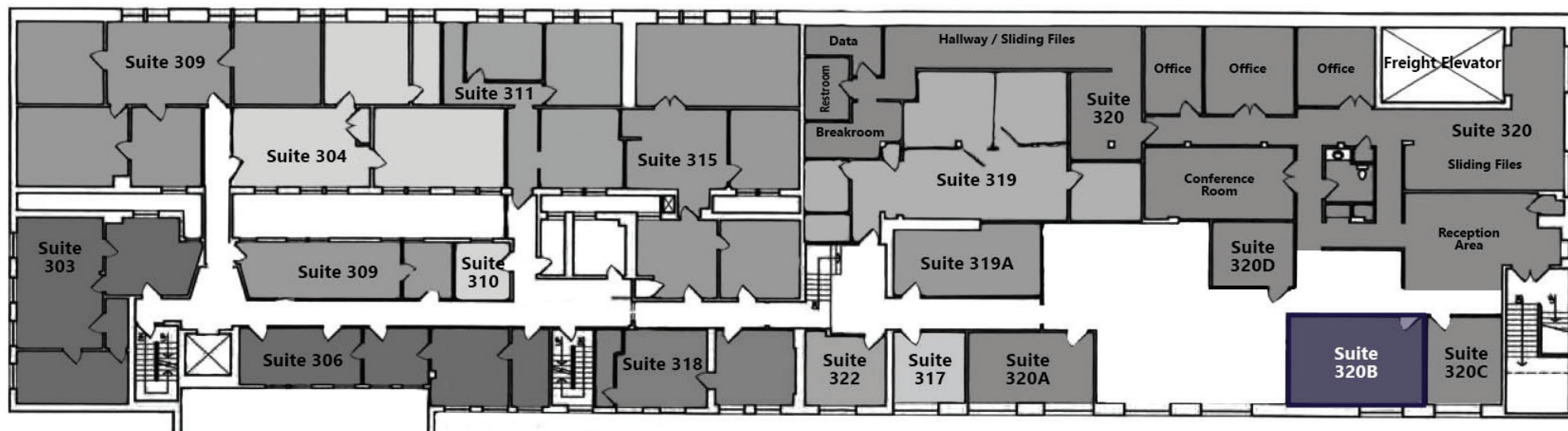


SUITE 320B | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 308 SF
- One (1) Room Suite
- Lots of Natural Light



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165 SF
One (1) Room Suite
Lots of Natural Light



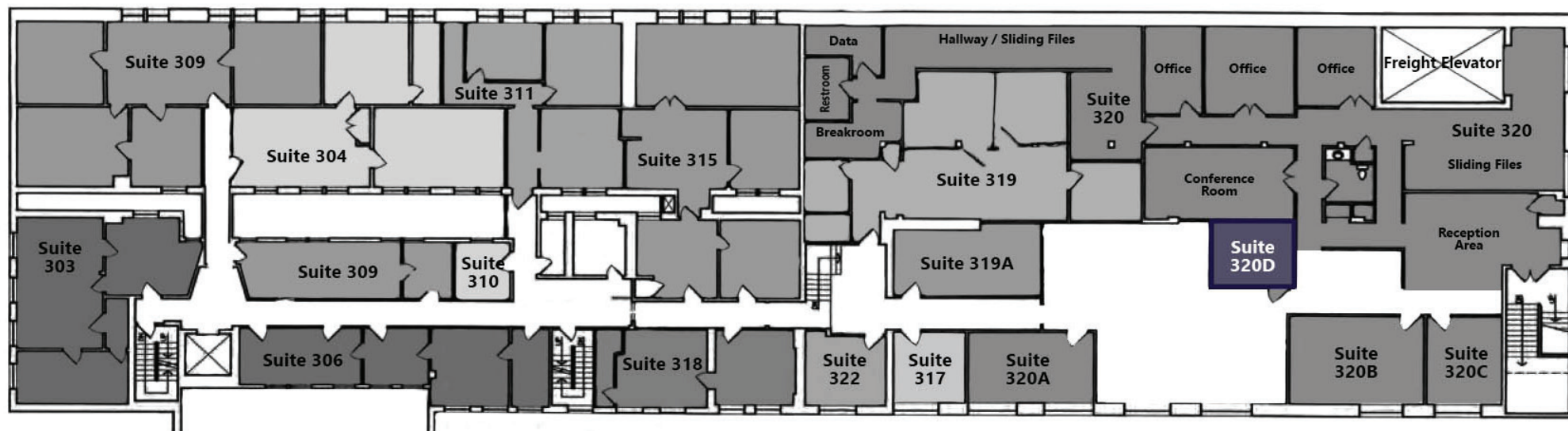


SUITE 320D | SPACE OVERVIEW & PHOTOS



SPACE OVERVIEW

- 134 SF
- One (1) Room Suite



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AERIAL DRONE PHOTO





AERIAL DRONE PHOTO



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